



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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May 12, 2025

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## CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, May 12, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the agenda packet was available on-line at [www.hernandocounty.us](http://www.hernandocounty.us).

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Victoria Anderson	Assistant County Attorney
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Michelle Miller	Planner III
Heidi Prouse	Deputy Clerk

Regular Member Jonathan McDonald was not present at the meeting.

## Invocation

## Pledge of Allegiance

## Poll Commission for Ex Parte Communications

Chairwoman Birren and Member Pino announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Members Holmes, David and Noe announced they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

## County Attorney Statement

Assistant County Attorney Victoria Anderson advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

**Administering of the Oath****STAFF ANNOUNCEMENTS**

Planner Michelle Miller announced that handouts were distributed for Item Nos. F-4 [Rezoning Petition Submitted by Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq. (H2478)] and E-1 [Special Exception Use Permit Petition Submitted by Unitarian Universalist Church in the Pines (SE2414)]. It was also announced that there was a scrivener's error in the Agenda, and that the next upcoming meeting is to be June 9, 2025, not August 11, 2025.

**APPROVAL/MODIFICATION OF AGENDA****Motion**

To approve the Agenda with changes.

(Note: Item Nos. E-1 [Special Exception Use Permit Petition Submitted by Unitarian Universalist Church in the Pines (SE2414)] and E-2 [Special Exception Use Permit Petition Submitted by James H. Haney (SE2503)] were moved to Standard Agenda.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE****Motion**

To adopt the packet into evidence.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**PUBLIC HEARINGS****UNIFIED AGENDA****Special Exception Use Permit Petition Submitted by Unitarian Universalist Church in the Pines (SE2414)**

This item was moved to the Standard Agenda during approval of the Agenda.

**Special Exception Use Permit Petition Submitted by James H Haney (SE2503)**

This item was moved to the Standard Agenda during approval of the Agenda .

**Conditional Use Permit Petition Submitted by Christopher Rossey (CU2502)****Approval of Minutes for Regular Meeting of April 14, 2025****Motion**

To approve the Unified Agenda.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**STANDARD AGENDA****Special Exception Use Permit Petition Submitted by Unitarian Universalist Church in the Pines (SE2414)**

The Board accepted public input on this matter.

**Motion**

To deny.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes, Noe and Pino
<b>ABSENT:</b>	McDonald

**Special Exception Use Permit Petition Submitted by James H Haney (SE2503)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Noe and Pino
<b>NAYES:</b>	Holmes
<b>ABSENT:</b>	McDonald

**RECESS/RECONVENE**

The Board recessed at 10:50 a.m. and reconvened at 11:05 a.m.

Board member Noe was not present when the meeting reconvened.

Chairwoman Birren was not present when the meeting reconvened, and Vice Chairman Axl David assumed the chairmanship.

**Rezoning Petition Submitted by Shady Oaks Project, LLC (H2515)**

Chairwoman Birren rejoined the meeting and resumed the chairwomanship.

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**Rezoning Petition Submitted by Cabot Citrus OpCo LLC (H2513)**

It was determined that this item would be paused and heard after Item No. F-3 [Comprehensive Plan Amendment Petition Submitted by Cabot Citrus OpCo, LLC (CPAM2501)].

**Comprehensive Plan Amendment Petition Submitted by Cabot Citrus OpCo LLC (CPAM2501)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**Rezoning Petition Submitted by Cabot Citrus OpCo LLC (H2513)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**Rezoning Petition Submitted by Meritage Homes of Florida, Inc., R. Tyler Vasant, Esq. (H2478)**

The Board accepted public input on this matter.

Board Member David made the following Motion:

**Motion**

To deny.

The Motion died for lack of a second.

Board Member Holmes made the following Motion:

**Motion**

To approve with the modifications as presented.

**RECESS/RECONVENE**

The Board recessed at 12:50 p.m. and reconvened at 1:00 p.m.

**Rezoning Petition Submitted by Francisco Herrera (H2476)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**Rezoning Petition Submitted by Mavaro, LLC (H2503)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Xenia Pino
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**Rezoning Petition Submitted by Brandon Burich & Dream Custom Homes (H2504)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**Rezoning Petition Submitted by Kim Poteet and Shane Duryea (H2506)**

The Board accepted public input on this matter.

**Motion**

To approve with modified conditions as approved by the Planning Department.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes and Pino
<b>ABSENT:</b>	McDonald and Noe

**COMMISSIONERS AND STAFF ISSUES**

The Board commented on various issues.

Hernando County School Board Member James Lipsey announced that he would not be present at the next meeting scheduled for June 9, 2025, and that he would provide written comments ahead of the meeting.

## **ADJOURNMENT**

The meeting was adjourned at 2:10 p.m.

## **UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, June 9, 2025, beginning at 9:00 AM, in the Commission Chambers.